

**SLUP**



**ZONING**



# **Planning Commission Meeting**

Francis G. Slay, Mayor

**Wednesday December 3, 2014**



CITY OF ST. LOUIS  
**PLANNING**  
& URBAN DESIGN  
AGENCY



**REDEVELOPMENT**



# Agenda

- Call to Order
- Approval of Minutes – November 5, 2014

# Agenda

## ZONING

### Initiation & Recommendation of Zoning Amendment

**PDA-150-14-REZ**

LaSalle Park Zoning Study Area

'DG', 'DH', 'G', 'H' & 'J' to 'D' only

*LaSalle Park Neighborhood*



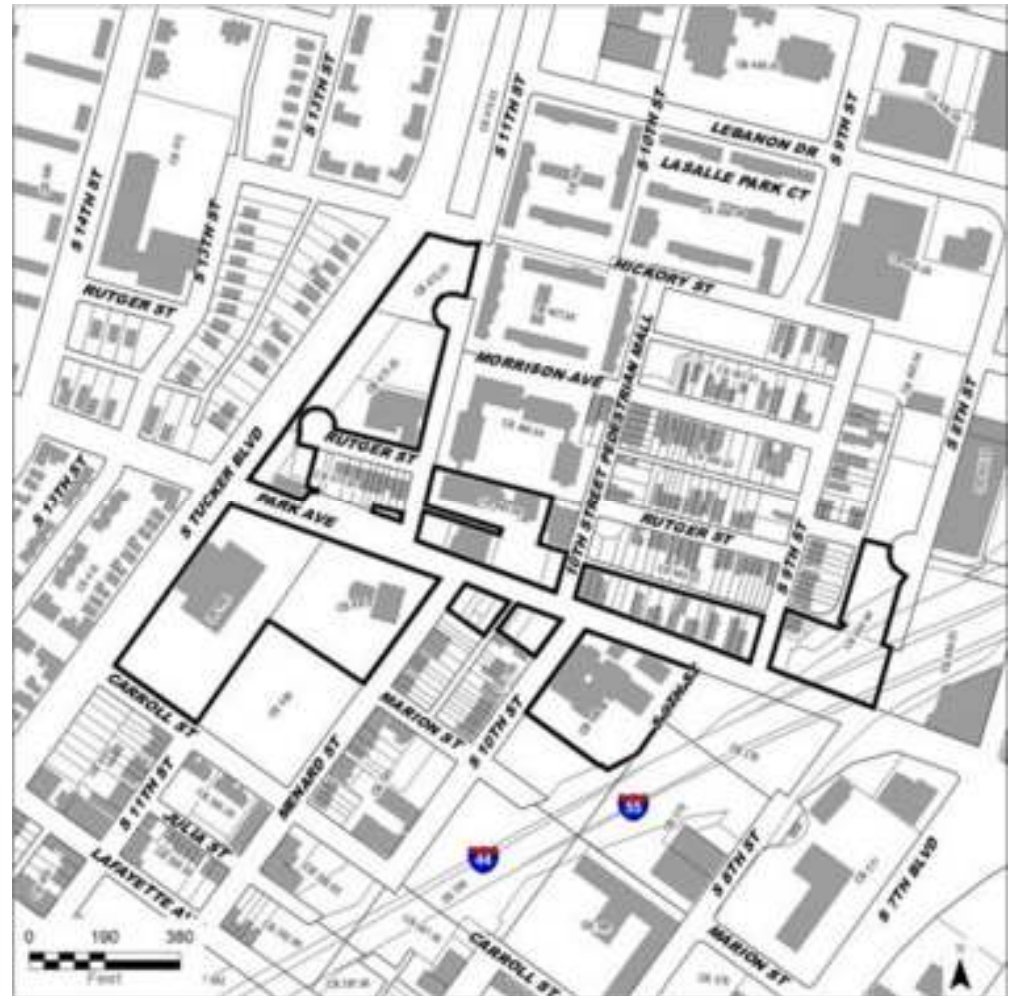
# Initiation of Zoning District Map Amendment

City Blocks 389 390 401 402 464.04 465.03 465.04 472.03 473.03 & 474.03

- Rezoning of 47 parcels on ten (10) city blocks bordering Park Ave. (S. Tucker to I-55) and S/ Tucker Blvd. (Carroll to Hickory) in LaSalle Park Neighborhood.
- Down Zoning from commercial (G & H), split zoned (DG & DH) industrial (J ) & no zone (r.o.w.) to 'D' only

*reflects the existing land uses while creating no non-conforming use and only 5 conditional uses*

- Ald. Phyllis Young (7<sup>th</sup>) requested the study.

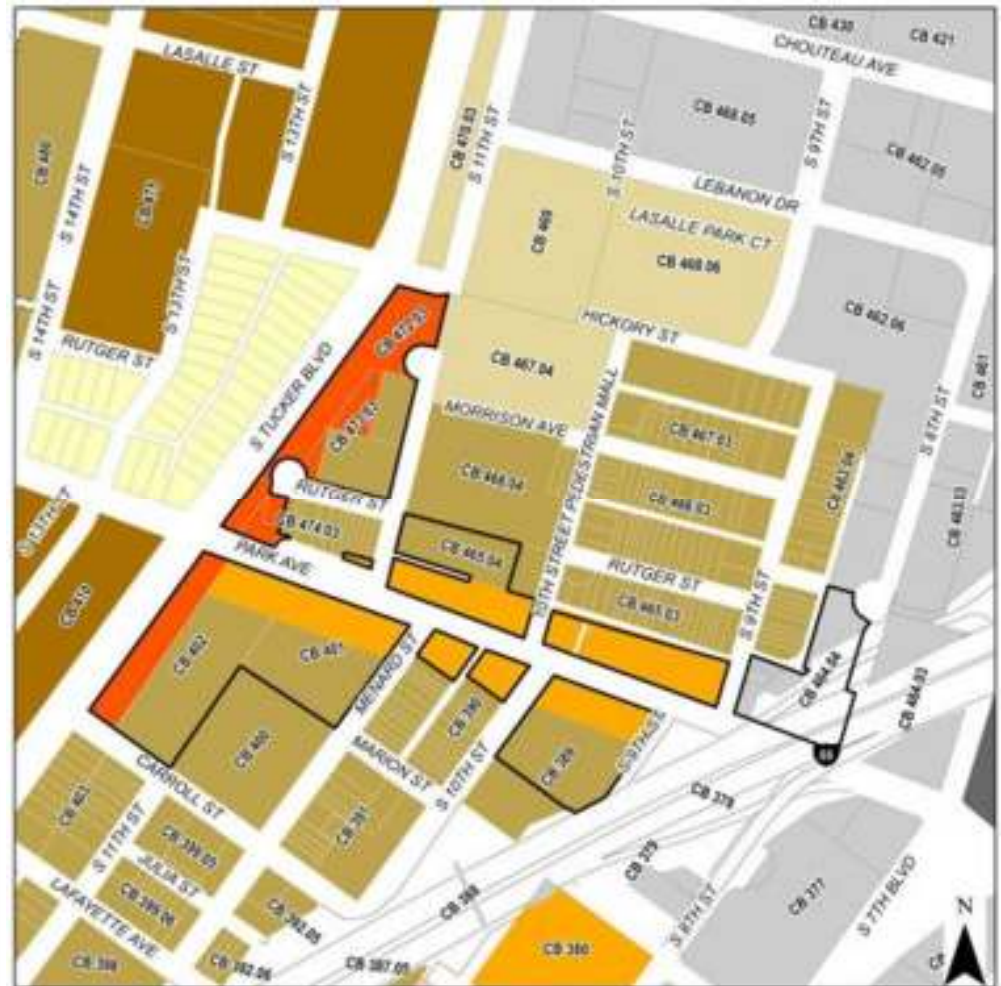


# Initiation of Zoning Amendment

EXISTING ZONING (“G” “H” “D&G” “D&H” “J” and “no zone”)

## Legend

- A Single-Family Dwelling District
- B Two-Family Dwelling District
- C Multiple-Family Dwelling District
- D Multiple-Family Dwelling District
- E Multiple-Family Dwelling District
- F Neighborhood Commercial District
- G Local Commercial and Office District
- H Area Commercial District
- I Central Business District
- J Industrial District
- K Unrestricted District
- L Jefferson Memorial District

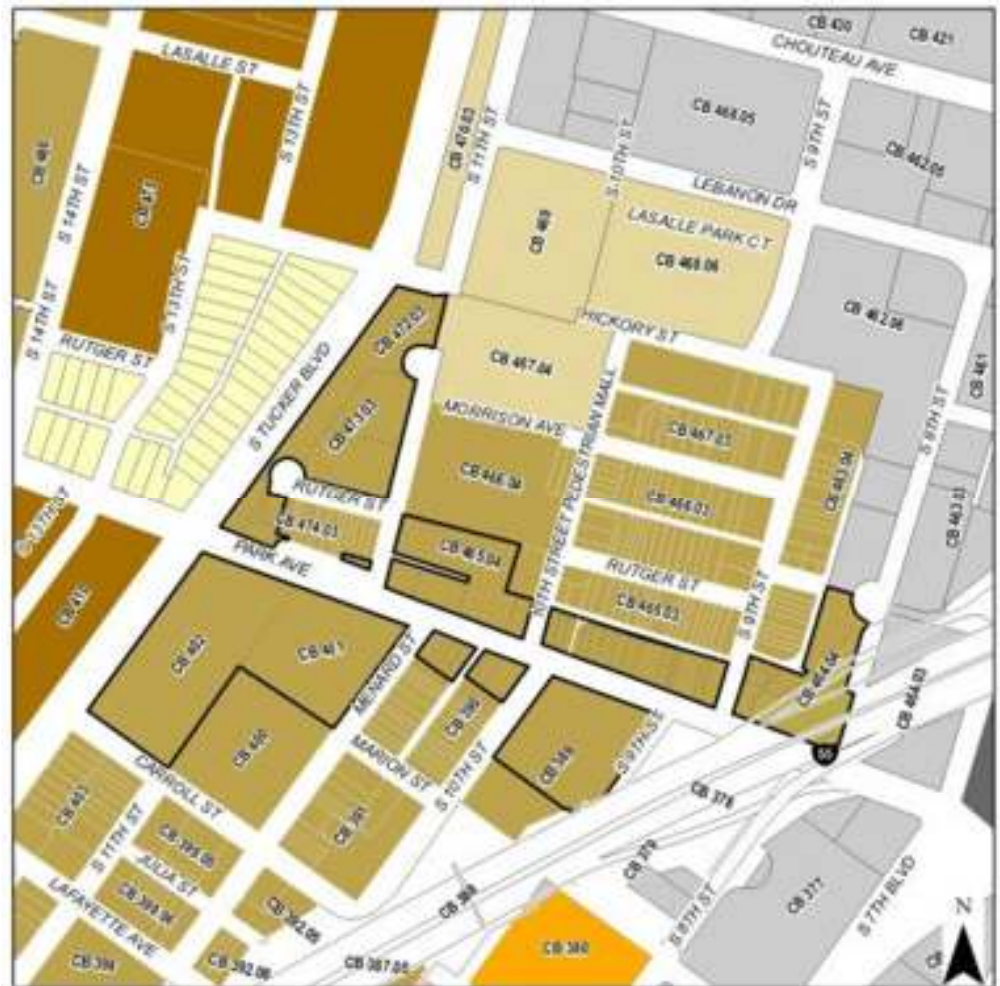


# Initiation of Zoning Amendment

## PROPOSED ZONING (“D” Multiple-Family Dwelling District)

### Legend

-  A Single-Family Dwelling District
-  B Two-Family Dwelling District
-  C Multiple-Family Dwelling District
-  D Multiple-Family Dwelling District
-  E Multiple-Family Dwelling District
-  F Neighborhood Commercial District
-  G Local Commercial and Office District
-  H Area Commercial District
-  I Central Business District
-  J Industrial District
-  K Unrestricted District
-  L Jefferson Memorial District





# Initiation of Zoning Amendment

## EXHIBIT B: LaSalle Park Study Area

### Conditional Uses

- 1405-27 S. 9<sup>th</sup> Street  
St. Vincent School  
(other uses allowed)
- 911 Park Avenue  
S. A. Freerks & Assoc.  
(1<sup>st</sup> floor insurance office  
in mixed use building)

CITY BLOCK	PARCEL ADDRESS	OWNER OF RECORD	CURRENT USE	CURRENT ZONING	PROPOSED ZONING	CREATES NONCNFRM	NOTES
<b>Study Area #1 - Park Avenue, S. 9th Street to S. Tucker Boulevard</b>							
		St. Vincent Church School & Parsonage	Institutional	D & G	D	No*	School would require a Conditional Use, other uses allowed
389	1405-27 S. 9th Street	CCND LLC	Vacant Parcel	G	D	No	
390	1000-04 Park Avenue	CCND LLC	Vacant Parcel	G	D	No	
	1006-08 Park Avenue	CCND LLC	Vacant Parcel	G	D	No	
	1012 Park Avenue	CCND LLC	Vacant Parcel	G	D	No	
	1014 Park Avenue	CCND LLC	Vacant Parcel	G	D	No	
	1016R Park Avenue	ND Properties LLC	Vacant Parcel	G	D	No	
	1018 Park Avenue	LCRA	Vacant Parcel	G	D	No	
	1020 Park Avenue	ND Properties LLC	Vacant Parcel	G	D	No	
	1022-24 Park Avenue	ND Properties LLC	Vacant Parcel	G	D	No	
401	1401 Menard Street	City of St. Louis	Vacant Parcel	D & G	D	No	ball fields for recreation center
464.04	801-19 Park Avenue	State of Missouri	Vacant Parcel		D	No	This parcel has no zoning, but is adjacent to a parcel zoned J. Currently used as green space.
	821 Park Avenue	LaSalle Park Redevelopment Corporation	Vacant Parcel	J	D	No	Currently used as green space.
	1307-09 S. 8th Street	LaSalle Park Redevelopment Corporation	Vacant Parcel	J	D	No	Currently used as green space.
	1311-25 S. 8th Street	State of Missouri	Vacant Parcel		D	No	This parcel has no zoning, but is adjacent to a parcel zoned J. Currently used as green space.
	1320 S. 9th Street	Jill D. Noeltner	Single-Family	J	D	No	
	1322 S. 9th Street	Kyle J. Nottmeier	Single-Family	J	D	No	
	1324 S. 9th Street	Debra & Samuel Row	Single-Family	J	D	No	
465.03	903 Park Avenue	Reginald & Lynda Brackins	Multiple-Family	G	D	No	
	905 Park Avenue	Kennedy L. Veal	Multiple-Family	G	D	No	
	911 Park Avenue	911 Park Ave. LLC	Commercial/Multiple-Family	G	D	No*	S.A. Freerks & Associates, Inc.
	913 Park Avenue	911 Park Ave. LLC	Vacant Parcel	G	D	No	
	915 Park Avenue	911 Park Ave. LLC	Single-Family	G	D	No	
	917 Park Avenue	911 Park Ave. LLC	Single-Family	G	D	No	
	921 Park Avenue	Bernice & Betty J. Begley	Single-Family	G	D	No	
	925 Park Avenue	Robert G. Gerth	Single-Family	G	D	No	

# Initiation of Zoning Amendment

## EXHIBIT B: LaSalle Park Study Area

### Conditional Uses

- 941 Park Avenue  
Criminal Justice Ministry  
(*1<sup>st</sup> floor social services office in mixed use bldg*)
- 1017-27 Park Avenue  
Peter & Paul Community Services (*homeless services office in one-story building*)
- 1029-37 Park Avenue  
Peter & Paul Community Services (*parking lot*)

CITY BLOCK	PARCEL ADDRESS	OWNER OF RECORD	CURRENT USE	CURRENT ZONING	PROPOSED ZONING	CREATES NONCNFRM	NOTES
	927 Park Avenue	Juanita & Jay Green	Single-Family	G	D	No	
	931 Park Avenue	Linda W. Prophet	Single-Family	G	D	No	
	933 Park Avenue	Kennedy L. Veal	Vacant Parcel	G	D	No	
	937R Park Avenue	LCRA	Vacant Parcel	G	D	No	
	939 Park Avenue	LCRA	Vacant Parcel	G	D	No	
	941 Park Avenue	Kennedy L. Veal	Commercial/Multiple-Family	G	D	No*	CMJ (Criminal Justice Ministry) Office (Social Services)
	943 Park Avenue	Deborah S. Williams	Single-Family	G	D	No	
	945 Park Avenue	Tonya R. Young	Single-Family	G	D	No	
		St. Louis Monthly Meeting of the Religious Society of Friends					
465.04	1001 Park Avenue		Institutional	G	D	No	Parking Lot
	1017-27 Park Avenue	Kingdom House	Commercial	G	D	No*	Peter & Paul Community Services Office (Homeless Services) and parking lot
	1029-37 Park Avenue	Kingdom House	Commercial	G	D	No*	Parking lot to support offices at 1017-27 Park Avenue
	1032-34 Rutger Street (a.k.a. 1015 Park)	St. Raymond Apartments Associates LP	Multiple-Family	D & G	D	No	
474.03	1341 S. 11th Street	LRA	Vacant Parcel	G	D	No	right-of-way, landscaping
	1115 Park Avenue	LCRA	Vacant Parcel	G	D	No	right-of-way
<u>Study Area #2 - S. Tucker Boulevard, Hickory to Carroll Streets</u>							
402	1420 S. Tucker Blvd.	City of St. Louis	Vacant Parcel	D, G & H	D	No	Ray Leisure Park
							Mestres Park - In Data Flex comes up as a Non-LRMS address but seems to be a Primary address
472.03	1100 Morrison	Kingdom House	Vacant Parcel	H	D	No	
473.03	1102-04 Morrison	Kingdom House	Vacant Parcel	D & H	D	No	Church
	1120 Morrison	City of St. Louis	Vacant Parcel	H	D	No	Mestres Park
	1111 Rutger	Kingdom House	Institutional	D & H	D	No	
		LaSalle Baptist Church of St. Louis					
474.03	1126-28 Rutger		Vacant Parcel	H	D	No	
	1132 Rutger	City of St. Louis	Vacant Parcel	H	D	No	Mestres Park
		LaSalle Baptist Church of St. Louis					
	1133 Park Avenue		Institutional	H	D	No	Church

\* Indicates a use that would now require a Conditional Use in the "D" District.



## Tucker Blvd. – Parks & Institutions



Ray Leisure Park – bottom LaSalle Baptist Church - top



Ray Leisure Park & 12<sup>th</sup> & Park Recreation Center



LaSalle Baptist Church



Mestres Park – north of the Church

## Park Ave (Tucker to 10<sup>th</sup>) – Institutions & Commercial



Church – left Apartments - right



Kingdom House Church



Peter & Paul Community Services Office



St. Raymond Apts. – left Society of Friends - right

## Park Ave (10<sup>th</sup> to 9<sup>th</sup>) – Institution & Residences



Church – bottom residences - top



St. Vincent Church, School & Parsonage



Single-family houses & mixed use building



Single-family houses & mixed use building



## Park Ave (East of 9<sup>th</sup>) – Residences & Green Space



Residences center green space bottom & right



Single-family houses on 9<sup>th</sup> Street



Wooded green space between 9<sup>th</sup> & I-55



Grassy berm – left wooded green space - right

## Vicinity of Rezoning Area



Single-family houses facing Kingdom House



Single-family houses facing Leisure Park



Apartments & houses facing Leisure Park



Single-family houses facing Mestres Park

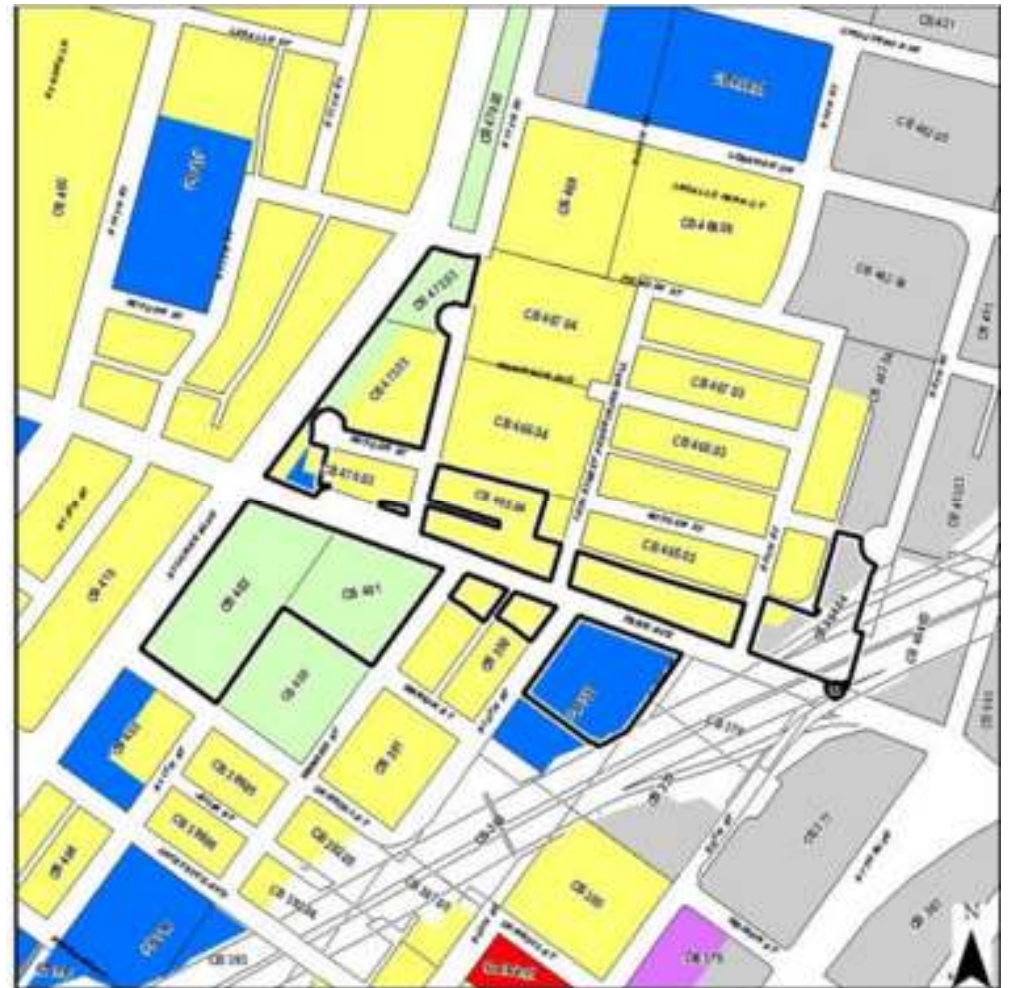
# Initiation of Zoning Amendment

Neighborhood Preservation Area (NPA) and adjacent ROSPDA, IPDA & BIPA

## Strategic Land Use Plan

### Legend

-  Neighborhood Preservation Area
-  Neighborhood Development Area
-  Neighborhood Commercial Area
-  Regional Commercial Area
-  Recreation/Open Space Preservation and Development Area
-  Business/Industrial Preservation Area
-  Business/Industrial Development Area
-  Institutional Preservation and Development Area
-  Specialty Mixed Use Area
-  Opportunity Area





## Comments

- The proposed down-zoning of commercial, industrial and dual zoned residential/commercial zoned parcels to residential reflects the SLUP'S support of predominate existing residential uses and compatible nodes of commercial, institutional & park/open space uses in the Rezoning Area. PDA Staff finds the proposed rezoning in conformity with the City's Strategic Land Use Plan's Neighborhood Preservation Area.
- The Zoning Administrator states "I understand that the purpose of the down zoning of all of these parcels is to protect the existing and future residential and commercial uses throughout the area." "I have concluded that it would be appropriate to rezone these parcels in the interest of protecting existing and future development within the Rezoning Area."

# Agenda

## Chapter 99 Redevelopment Area Plans

### Under One Acre - Selected

**PDA-139-14-RDRA**      3838 Flora Pl. Area (*Blighting Study and Redevelopment Plan including the use of eminent domain*)

***Shaw Neighborhood***

# 3838 Flora Pl. Redevelopment Area

## LCRA Plan # 1918

- 0.14-acre site -- 1 parcel -- located in 3800 block of Flora Pl.
- Vac. 2½-story single-family home in poor condition
- Eliminate the blight & to facilitate its redev. into a productive residential use
- Initiation by LCRA
- No prospective developer
- Provides for use of eminent domain





## 3838 Flora Pl. Redevelopment Area



Aerial photo

## 3838 Flora Pl. Redevelopment Area



Front of vacant single-family home

## 3838 Flora Pl. Redevelopment Area



Cracked floor of front porch



## 3838 Flora Pl. Redevelopment Area



Deteriorated eastern cornice of front porch



Deteriorated western cornice of front porch

## 3838 Flora Pl. Redevelopment Area



Deteriorated 2nd floor eastern cornice



Deteriorated 2nd floor western cornice

## 3838 Flora Pl. Redevelopment Area



Missing and sliding roof tiles (western portion of roof)



## 3838 Flora Pl. Redevelopment Area



Fallen roof tiles on ground in eastern side yard



Disconnected downspout in western side yard

## 3838 Flora Pl. Redevelopment Area



Rear of vacant single-family home

## 3838 Flora Pl. Redevelopment Area



Sliding rear roof tiles & leaning chimney



Missing and cracked rear roof tiles



## 3838 Flora Pl. Redevelopment Area



Broken rear dormer windows



Broken rear dormer window

## 3838 Flora Pl. Redevelopment Area



Single-family home, 3832 Flora Pl.



Single-family home, 3842 Flora Pl.

## 3838 Flora Pl. Redevelopment Area



2 single-family homes, 3841 & 3835 Flora Pl., & Flora Pl. median



Flora Pl. median -- Looking eastward



Streetscape of 3800 block of Flora Pl.



## Comments

- Many Building Code violations date back to at least 2011.
- Many Citizens' Service Bureau complaints have been received.
  - Property owner has not been cooperative in correcting these issues.
- Property taxes have not been paid on the property since 2011.
- LCRA commissioned Development Strategies to conduct a blighting study for the property.

## Comments

Blighting Study prepared by Development Strategies:

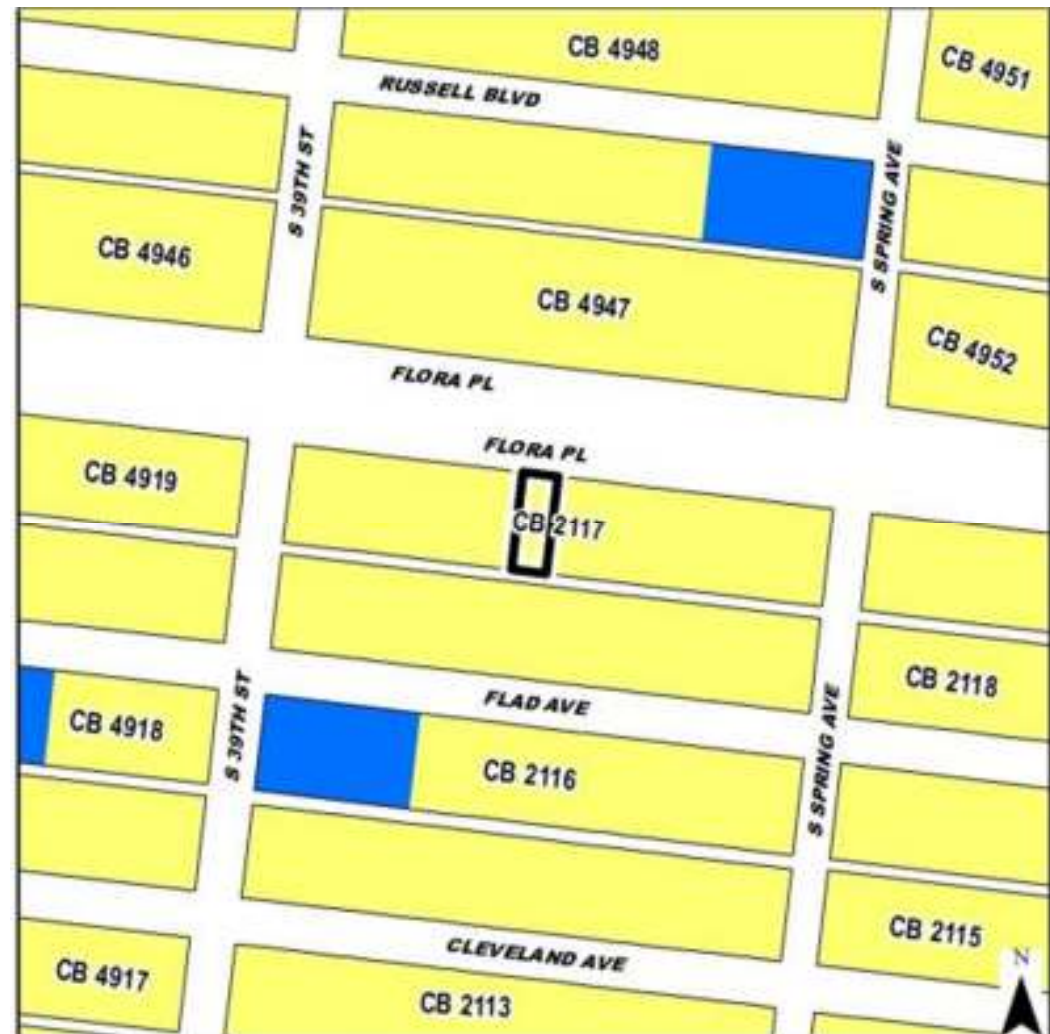
*"Please be advised that, based upon the results of the above referenced study, the undersigned has determined that the area described in the study is a "blighted area" as such term is defined in Section 99.320(3) of the Missouri Revised Statutes, as amended (the "Act") and meets the requirements of Section 523.261 of the Missouri Revised Statutes, as amended. This report describes and documents those blighting conditions that, if not addressed, will continue to deteriorate the existing structure and further harm the economic and social wellbeing of neighboring properties and the Shaw neighborhood. The Redevelopment Area suffers from a multitude of physical deficiencies including insanitary or unsafe conditions, deterioration of site improvements, conditions which endanger life or property by fire or other causes, and constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use."*

# 3838 Flora Pl. Redevelopment Area

## Strategic Land Use Plan (NPA)

### Legend

- Business Industrial Development Area
- Business Industrial Preservation Area
- Institutional Preservation and Development Area
- Neighborhood Commercial Area
- Neighborhood Development Area
- Neighborhood Preservation Area
- Opportunity Area
- Regional Commercial Area
- Recreational/Open Space Preservation and Development Area
- Specialty Mixed Use Area





## Comments

- Conformity with City's Strategic Land Use Plan
- Provides for the use of 10 years of tax abatement
- Provides for the use of eminent domain
- Staff recommends approval of Chapter 99 Blighting Study and Redevelopment Plan

# Agenda

## Other Items:

## Delegated Items:

**PDA-140-14-RDMA, PDA-142-14-RDRA through  
PDA-145-14-RDMA and PDA-147-14-RDRA  
through PDA-148-14-RDRA**  
Chapter 99 Redevelopment Areas under One Acre

▪ **Street Vacations: PDA-149-14-VACA**

# Adjournment

## Informational Items

- New Business
- Executive Session
- Motion for Executive Session (for next meeting)
- Adjournment